



Lake County Department of Growth Management
Planning and Development Services Division

Voice: (352) 343-9739, extension 5460 Fax: (352) 343-9595

Email: dlevan@lakecountyfl.gov

PRESUBMITTAL COMMENTS

To: Jennifer Myers, Development Coordinator
Through: R. Wayne Bennett, AICP
Planning Director, Growth Management Department
From: Denna Levan, Planner
Re: Presubmittal Comments
Date: 5/25/07 **DRS MEETING DATE:** June 14, 2007

TYPE OF DEVELOPMENT:

☐ Residential Subdivision ☐ Multi-Family Site Plan ☐ Commercial Site Plan ☐ Industrial Site Plan

☒ Other (specify): 17 Lot Subdivision Presubmittal **Application**

Proposed Use of Property:
17 Lot Subdivision

ZONING AND LAND USE:

The property is approximately 116.2+/- (acres) in size, based on the property record cards submitted with the application. The property is currently **zoned (A) The surrounding zoning is Agriculture. The Future Land Use category is Transitional.**

WILL REQUIRE REZONING: ☐ Yes ☒ No TO WHAT ZONING?

WILL REQUIRE F.L.U.M. AMENDMENT: ☐ Yes ☒ No

DEVELOPMENT REVIEW (Items/Issues to be referenced as applicable)

Outside agency approvals, as required (SJRWMD, DEP, U.S. Army C.O.E., etc.) received? No outside agency approvals have been received by this division. At a minimum, a St. Johns River Water Management storm water permit will be required prior to site plan approval.

Environmental concerns (wetlands, wildlife habitat, etc.) addressed? Wildlife habitat is the major concern. Is an Environmental Assessment required? Yes, Survey is required.

Landscape and other buffers provided? 05/25/07 Grant Wenrick

LDR 9.02.03 and 9.02.06 If removing 4" or larger trees that are required for replacement, please provide a tabulation of how the removed trees will be replaced or mitigated per the Lake County Code. Provide tree removal permit if there is not one on file.

05/25/07 view Grant Wenrick

LDR 9.01.10.4a Please provide a sketch of how the existing trees will be protected with barriers if saving existing trees.

05/25/07 Grant Wenrick

LDR 9.01.05 Please provide a note stating:

Residential Lots shall have the following tree requirements when the lots are built:

Minimum (5) trees for lots greater than 10,001sf with 3 trees for each additional acre in excess of 1 acre.

05/25/07 1st Review Grant Wenrick

Please include the following information:

Zoning classification of adjacent properties and indicate a which type of landscape buffer, if one is required, per zoning matrix table 9.01.04.B

Access Management and ROWs correct? This will be reviewed and commented on by Lake Co. Public Works Dept.

Water/sewer plans? If well and septic tank are proposed, they must meet Florida Administrative Code requirements. This will be discussed by the Lake County Health Department.

Setbacks shown/correct? Property adjacent to state, federal and County secondary highways Shall maintain a fifty-foot Setback from the highway Right-of-Way for any Structure. Property adjacent to Roads other than state, federal and County secondary highways Shall maintain for any Structure a Setback of sixty-two (62) feet from the centerline of the Roadway or twenty-five (25) feet from the Road Right-of-Way, whichever is greater.

Memo

To: Denna Levan, Planner
From: Brian Hawthorne, Fire Inspector
Date: 5/7/2007
Re: Fire Comments, 17 Lot Subdivision

Pre-submittal review is an informal, cursory review of the limited preliminary information provided. During the formal review process, additional items requiring correction may be noted.

Fire Department access shall be provided in accordance with the Florida Fire Prevention Code, 2004 Edition.

Provide Approved Fire Department Access road in accordance with FFPC 1, 18.2.2. Fire Department access roads shall have an unobstructed width of 20' and an unobstructed vertical clearance of 13' 6". Fire Department Access road shall have a surface designed to accommodate fire apparatus with a minimum weight of 32 tons.

The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), and the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

The AHJ shall have the authority to require fire department access be provided to gated subdivisions or developments through the use of an approved device or system per Florida Fire Prevention Code 1, 10.12.2. A Knox Fire Department Access System gate key switch is required for electronically operated gates. A Knox Fire Department Access System padlock is required for free swinging gates. An order form for Knox Fire Department Access System devices can be obtained from Lake County Fire Rescue at 352-343-9458.

Gates to subdivisions or commercial developments, if provided shall have a clear minimum pavement width of 12'. Gates located within a turning radius shall require additional width. All gates shall be located a minimum of (30 ft) from the public right-of-way and shall not open outward.

Brian Hawthorne, Fire Inspector
Department of Growth Management
Division of Building Services
Fifth Floor of Administration Building (Round building)
315 W. Main Street
Tavares, Florida 32778

Phone: (352) 343-9653 extension 5788

Cell: (352) 636-5574

Fax: (352) 343-9661

Email: bhawthorne@co.lake.fl.us



Date: May 31, 2007

To: Denna Levan

From: Marcelo J. Blanco, Environmental Specialist II

Subject: Presubmittal Memo for "17 Lot Residential subdivision (Craen Property)"

Section/Township/Range: 27&34-22-24

JPA: None

Comments: Sewer non-availability letter will be required at time of preliminary & site plan submittal. If obtained, septic system permitting will be through DOH and will be subject to the following:

- 0.5 Acres required for well and septic system.
- Maintain appropriate surface water and wetland setbacks per 64E-6, FAC and county LDR.
- Show neighboring wells and septic systems within 100-feet of property lines.
- Scale on site plan appears incorrect, unable to verify lot sizes and setbacks.



Leading our Children to Success

201 West Burleigh Boulevard • Tavares • FL 32778-2496
(352) 253-6500 • Fax: (352) 343-0198 • www.lake.k12.fl.us

Superintendent:
Anna P. Cowin

School Board Members:

District 1
Larry Metz
District 2
Scott Strong
District 3
Cindy Barrow
District 4
Jimmy Conner
District 5
Kyleen Fischer

May 30, 2007

Mr. R. Wayne Bennett, Planning Director
Department of Growth Management
Lake County
Post Office Box 7800
Tavares, Florida 32778

RE: 17 Lot Residential Subdivision, Presubmittal

Dear Mr. Bennett:

Lake County is currently reviewing a Presubmittal of a Preliminary Subdivision Plan with respect to the subject development. As the School Board of Lake County's authorized representative, I am forwarding the School Board's comments to your attention so they can be included with County Staff's Report. The School Board of Lake County Florida believes this development will have an adverse impact on Lake County Public Schools. The following School Board comments reflect enrollment data as of February 20, 2007, and student generation rates from the Impact Fee Study.

The proposed Preliminary Subdivision Plan has the potential to add 17 new single-family dwelling units that will contribute seven new students to the Lake County School system. Based on current school attendance zones, schools that will be adversely affected by this proposed development and their current permanent capacity status are as follows:

- | | |
|--------------------------------------|---------------------------|
| • Mascotte Elementary School | 128% Over Capacity |
| • Cecil E. Gray Middle School | 41% Over Capacity |
| • South Lake High School | 27% Over Capacity |

Attached please find a copy of the one-page District Growth Impact Report which indicates the potential impact of this proposed development on the public schools which currently serve the area under consideration. Should you have any questions or need additional information feel free to contact me at (352)253-6694.

Sincerely,

Dawn McDonald, Senior Planner
Growth Planning Department

Enclosure

REVIEWING AUTHORITY
DATE
NAME / CASE NUMBER
OWNER / DEVELOPER
ITEM DESCRIPTION

Lake County Development Review Staff
5/29/2007
17 Lot Residential Subdivision
F D & C Land Co., LLC
Presubmittal of a preliminary subdivision plan application requesting a 17-lot residential community on 116.2 acres

DENSITY
LOCATION

1 dwelling unit/1 acre
Sections 27 & 34, Township 22, Range 24
Located north of Empire Church Road, east of Mascotte Empire Road, and west of Cooper Road.

CURRENT FUTURE LAND USE
CURRENT ZONING

Lake County Transitional (1 dwelling unit/1 acre)
Agriculture District

NEW DU IMPACT

STUDENT GENERATION

Elementary School
Middle School
High School

SF-DU	MF-DU	Mobile	SF Impacts	
			17	Dwelling Units
0.410	0.254	0.145	7	
0.186	0.131	0.065	3	
0.100	0.057	0.036	2	
0.124	0.066	0.044	2	

SCHOOL NAME

Mascotte Elementary
Cecil E. Gray Middle
South Lake High

Student Enrollment 2/20/2007	Permanent Student Capacity*	Current % of Perm. Capacity	Student Enrollment w/ Impact	% of Perm. Capacity w/ Impact
813	358	227%	816	228%
1,264	897	141%	1,266	141%
1,900	1,493	127%	1,902	127%

*2007-2008 Enrollment to Capacity Analysis, Lake County School District, March 2, 2007, Working Draft

BUS ACCESS

Contact the Lake County School District Transportation Department at (352) 253-6740 for bus availability.

SIDEWALKS

Sidewalks are recommended.

STUDENT SAFETY
COMMENTS

At least one safely-located pick-up/drop-off area is recommended. This proposed development action will adversely impact area schools that are already over or nearly over capacity. To address permanent capacity needs at Mascotte Elementary School, the District has planned and budgeted for Elementary "K," which is scheduled to open in 2007 with an estimated permanent capacity of 940. In addition, the District has planned and budgeted for an addition/renovation project in 2011, which will increase the permanent capacity of Cecil E. Gray Middle School to approximately 1,274. An addition/renovation at South Lake High School in 2008 will increase the permanent capacity to approximately 1,964.

Dawn McDonald

Prepared By:

Dawn McDonald, Senior Planner, LCS

Date:

5/29/2007